



Firth fields | Garforth | LS25 2HD

£240,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating C

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* THREE BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN!
* SEPARATE DINING AREA * GARAGE * OFF ROAD PARKING *

Three bedroom semi-detached house in a much sought-after location of East Garforth. This property is ideally situated with excellent public transport links close by, including a train station, and close proximity to nearby schools, making it a perfect family home. The property is offered with NO ONWARD CHAIN!, allowing for a quick and hassle-free move

The property boasts three well-proportioned bedrooms. The master bedroom is a spacious double room, providing ample space for a comfortable living. The second bedroom is also a double, offering plenty of room for relaxation. The third bedroom, a single, is perfect for a child's room or a home office. The bathroom has a shower over the bath, providing practicality and convenience to meet all your family's needs.

The property offers two reception rooms, allowing for a separate living and dining space. The lounge is flooded with natural light from the large window. The dining area provides a peaceful view of the garden, making it a perfect space for relaxation or entertainment.

One of the unique features of this property is the outdoor space - a generous garden, perfect for those who enjoy spending time outside. The property also benefits from off-street parking, and a single garage. The present vendor has also had a new boiler which was fitted in March 2025, ensuring the house is warm and cosy.

Don't miss out on this fantastic opportunity to own a home in a desirable location, with fantastic features and great potential. Book your viewing today!

Entrance Vestibule

Radiator, stairs to first floor landing, door to:

Lounge 4.11m x 3.76m max (13'6" x 12'4" max)

Double-glazed window to front, radiator, open plan to dining area and door to under-stairs storage cupboard.

Dining Area 3.18m x 2.51m (10'5" x 8'3")

Double-glazed window to rear, radiator, opening on to:

Kitchen 3.35m x 2.21m (11'0" x 7'3")

Fitted with a range of wall and base units with worktop space over, sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, gas points for cooker, double-glazed window to side, tiled flooring, wall mounted gas boiler, and double-glazed rear entrance door.

Landing

Double-glazed window to side, radiator, access to loft space, door to:

Bathroom

Fitted with three piece suite comprising panelled bath with electric shower, wash hand basin with base cupboard below and low-level WC, tiled surround, double-glazed window to rear.

Master Bedroom 4.57m max x 2.67m max (15'0" max x 8'9" max)

Double-glazed window to front, radiator, wooden effect laminate flooring.

Bedroom 2 2.79m x 2.82m (9'2" x 9'3")

Double-glazed window to rear, radiator, door to built-in storage cupboard.

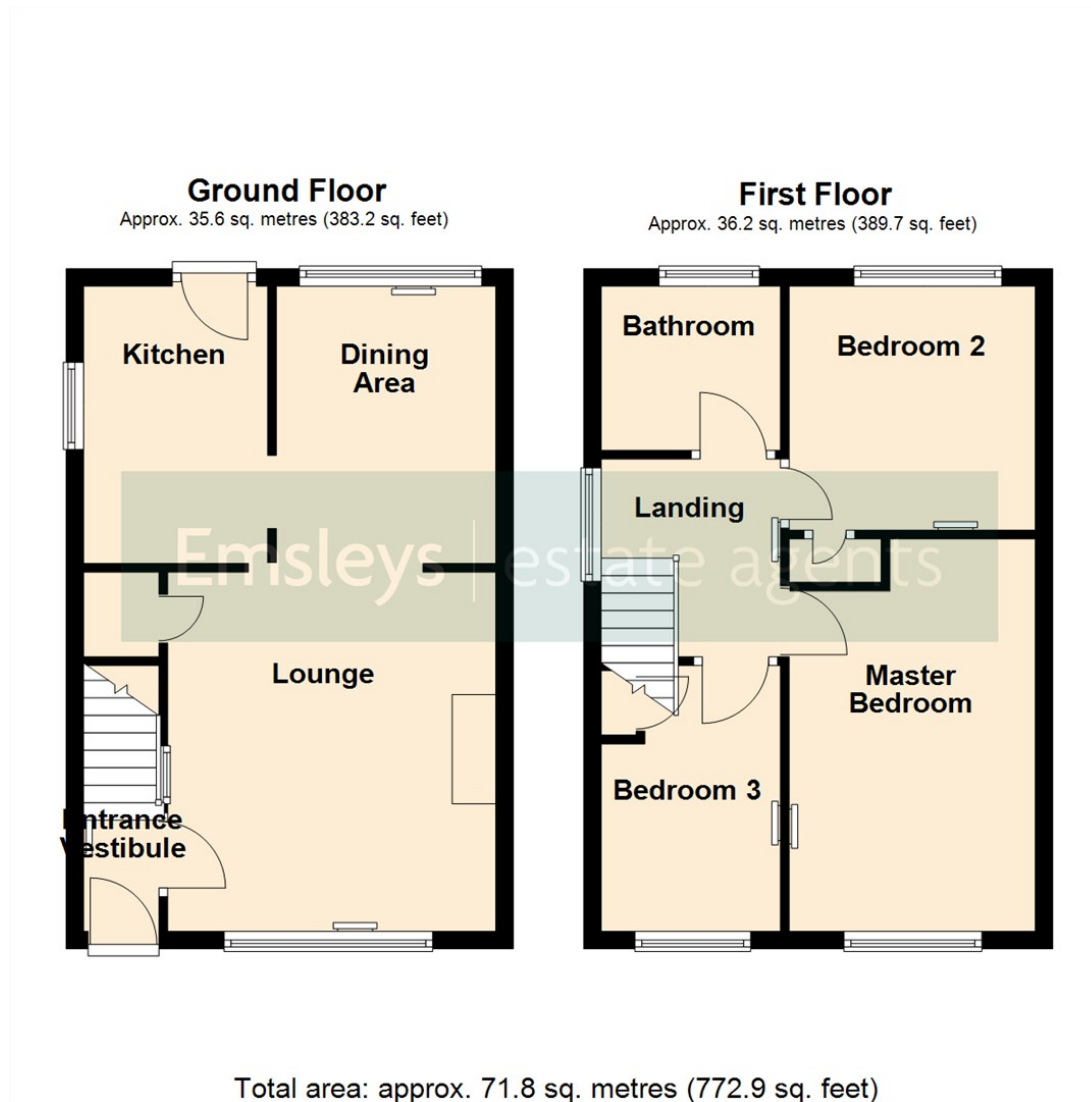
Bedroom 3 3.05m max x 2.06m max (10'0" max x 6'9" max)

Double-glazed window to front, built-in over-stairs storage cupboard, radiator.

Outside

To the front of the property, there is a mainly lawned garden with a driveway to the side leading to single garage, and provides off road parking. To the rear, there is an enclosed garden which is mainly lawned with a paved patio seating area. In addition, there is a timber garden shed.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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